

NEIGHBORHOOD COMMERCIAL

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PROPOSED ARTICLE OF THE PLANNING CODE
FOR NEIGHBORHOOD COMMERCIAL DISTRICTS

MARCH 1983

NOTE: Asterisks indicate changes from (**) and
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PROPOSED ARTICLE 7

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Sec. 701.0 General Code Provisions Applicable to Neighborhood Commercial Districts

Sec. 701.1 Purpose of Neighborhood Commercial Districts

The following statements of purpose outline the main functions of the Neighborhood Commercial Districts shown on the Zoning Map of the City and County of San Francisco, supplementing the statements of purpose contained in Section 101 of this Code. The emphasis, in the case of these districts, is upon the allocation of adequate commercial areas in proper locations of the city for the carrying on of neighborhood-oriented businesses and services through a flexible system of controls which are tailored to the needs of each district.

- (a) These districts are intended to provide, maintain, strengthen, and promote viable neighborhood commercial districts, including:
- Promoting the multiple use of neighborhood commercial districts, giving priority to neighborhood-serving retail and service activities; while
 - Retaining adequate storefront space for a balanced mix of uses; and
 - Regulating the location, distribution, and proliferation of certain uses which compete with neighborhood-serving uses and threaten the balance of uses.
- (b) These districts are intended to maintain a complementary mix of residential and commercial uses traditionally located in neighborhood commercial districts, including:
- Ensuring compatibility of neighborhood commercial uses with the surrounding residential community;
 - Preserving existing housing units and encouraging new residential development where feasible; and
 - Encouraging non-retail commercial uses, such as offices, which do not require ground floor window displays to locate upstairs, while maintaining a balance with residential units.

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- (c) These districts are intended to protect the environmental quality in neighborhood commercial districts and promote a physical design which enhances the business climate, including:
 - o Preserving the existing scale of development;
 - o Controlling nuisances associated with the proliferation of certain commercial uses;
 - o Encouraging a "transit first" policy; and
 - o Retaining and enhancing aesthetic character of neighborhood commercial districts.

Sec. 701.2 Authority of the City Planning Commission

**** The City Planning Commission shall have the authority to adopt guidelines as needed from time to time in order to carry out the purposes of this Code.

Sec. 702.0 Definitions

For the purpose of this Article, certain controls, words and terms used herein are defined and set forth below.

- Sec. 702.1 Building Envelope, is defined as the standards regulating building dimensions, areas, parking, use size and density.
- Sec. 702.2 Rear Yard, is defined as the rear portion of a building lot. It is further defined and regulated in Sections 130 and 134 of this Code.
- Sec. 702.3 Minimum Usable Open Space, is defined as any front set backs, side or rear yards, courts, usable open space or other open area provided in order to meet the requirements of this Code. It is further defined and regulated in Sec. 135 of this Code.
- Sec. 702.4 Residential Off-Street Parking, is defined as the minimum number of off-street parking spaces required for each new residential unit (see Section 153, rules for calculation of required spaces).
- Sec. 702.5 All Other Off-Street Parking, is defined as the minimum number of off-street parking spaces required for new commercial, institutional and non-dwelling space. It is further defined and regulated in Sections 150, 153, 154 and 155 of this Code.
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- Sec. 702.6 Off-Street Freight Loading, is defined as the minimum number of off-street freight loading spaces required for new commercial, manufacturing and residential uses. It is further defined and regulated in Sections 150, 153, 154 and 155 of this Code.
- Sec. 702.7 Height, is defined as the maximum vertical distance by which a building or structure rises above a certain point of measurement. It is further defined in Sections 102.11 and 260 of this Code.
- Sec. 702.8 Basic Floor Area Ratio Limit, is defined as the ratio of gross floor area of all floors of a building or buildings on a lot to the area of the lot. It is further defined in Section 102.10 of this Code. See Section 125 of this Code for premiums.
- Sec. 702.09 Square Footage per Establishment, is defined as the total gross floor area devoted to an individual commercial use. Gross floor area is further defined in Sec. 102.8 of this Code.
- Sec. 702.10 Dwelling Unit Density, is defined as the number of dwelling units in relation to the square footage of the lot.
- Sec. 702.11 Other Group Housing Density, is defined as the number of bedrooms of group housing on a lot established in relation to the square footage of the lot. It is further defined and regulated in Sec. 208 of this Code.

- Sec.702.12 Drive-Up Facility, is defined as a drive-up or auto-oriented facility designed primarily for drive-to or drive-through trade, and which provides take-out service as a large proportion of the business and caters to patrons arriving by private motor vehicles.
- Sec. 702.13 Outdoor Activity, is defined as an activity including but not limited to sitting, eating, drinking, dancing, food preparation, parking, and the storage of food, supplies, garbage or other materials if conducted outside of a building or in a courtyard.
- Sec. 702.14 Accessory Parking and Loading, is defined as vehicular parking and loading facilities, which do not exceed the following amounts for a structure, lot or development: three spaces where one space is required by this Code; four spaces where two spaces are required by this Code; 150 per cent of the required number of spaces where three or more spaces are required by this Code; and 15 spaces or seven per cent of the total gross floor area of the structure or development, whichever is greater, where no off-street parking spaces are required by this Code. It is further defined and regulated in Section 204.5 of this Code.
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- Sec. 702.19 General Characteristics, is defined as the standards regulating the general character of buildings and sites.
- Sec. 702.20 Street Trees, is defined as trees to be installed by the owner or developer of a new, relocated or expanded building, in accordance with the provisions of Section 143 of this Code.
- Sec. 702.21 General Advertising Sign, is defined as a sign which directs attention to a business, commodity, industry or other activity which is sold, offered or conducted elsewhere than on the premises upon which such sign is located, or to which it is affixed, and which is sold, offered or conducted on such premises only incidentally if at all.
- Sec. 702.22 Projecting Business Sign, is defined as any sign which extends beyond the property line or a building setback line, which directs attention to a business, commodity, service, industry or other activity which is sold, offered or conducted, other than incidentally, on the same premises at which such sign is located, or to which it is affixed. It is further defined in Sections 602.3 and 602.14 of this Code.
- Sec. 702.23 Awning, is defined as a light roof-like covering supported entirely by the building and used for protection from sun and rain.
- Sec. 702.30 Story, is defined as that portion of a building, including a mezzanine as defined in the Building Code, included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the surface of the floor and the ceiling next above it.

- Sec. 702.31 Ground Story and Below - is defined as: 1) the ground story, or that portion of a building, including the mezzanine as defined in the Building Code, located at the lowest level other than a basement or cellar; and 2) levels below the ground story including but not limited to a basement or cellar. A basement is defined as any portion of a building having a floor partly below ground level and not more than 2 feet below the level of the ground elevation, and having a ceiling no part of which is less than 7 feet above the ground elevation. A cellar is defined as any portion of a building with a floor any part of which is more than 2 feet below ground elevation. The basement and cellar is further defined in the Building Code.
- Sec. 702.32 Second Story, is defined as that portion of a building included between the surface of the floor directly above the ground story and the surface of the next floor above it, including the mezzanine as defined in the Building Code, or if there is no floor above it, then the space between the surface of the floor and the ceiling above it.
- Sec. 702.33 Third Story and Above, is defined as that portion of a building included between the surface of the floor directly above the second story and the ceiling of the topmost story.
- Sec. 702.38 Permitted Uses, are defined as the use authorizations described in Section 703, which are applied to specific use categories on specific stories.
- Sec. 702.39 Retail Sales and Personal Services is defined as uses which involve the sale of commodities, goods or services directly to the ultimate consumer.
- Sec. 702.40 On-Site Beer and Wine Sale, is defined as the sale of beer and wine for consumption on the premises of a bar, restaurant, place of entertainment, or other establishment.

- Sec. 702.41 On-Site Liquor Sale, is defined as the sale of beer, wine and liquor for consumption on the premises of a bar, restaurant, place of entertainment, or other establishment.

- Sec. 702.42 Bar, is defined as any retail drinking establishment which sells beer, wine and/or liquor for consumption on the premises.
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- Sec. 702.43 Full-Service Restaurant, is defined as an eating or eating and drinking establishment which provides table service and serves prepared, ready-to-eat foods for consumption on the premises.
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- Sec. 702.44 Self-Service Restaurant, is defined as an eating or eating and drinking establishment which serves prepared, ready-to-eat foods for consumption on or off the premises, and provides tables and chairs, but does not provide table service.
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- Sec. 702.45 Take-Out Food Establishment, is defined as a retail food establishment which sells prepared, ready-to-eat foods for immediate consumption off the premises; neither tables or chairs are provided or permitted on-site.
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- Sec. 702.46 Liquor Store, is defined as a retail establishment which principally sells alcoholic beverages for consumption off the premises, and a retail grocery store which devotes more than 25% of its occupied floor area to the display and sale of alcoholic beverages for off-premises consumption.
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- Sec. 702.47 Cabaret, is defined as any establishment for which a police permit is granted to which patrons or members are admitted between the hours of 2:00 a.m. and 6:00 a.m., and where food, beverages or food and beverages are served for consumption on the premises.
- Sec. 702.48 Movie Theater, is defined as a building or part of a building used for displaying motion pictures, slides, or closed circuit television pictures before an individual or assemblage of persons, whether such assemblage be of a public, restricted, or private nature; except a home, private dwelling, or place in which no fee by way of admission charge is required.
- Sec. 702.49 Amusement Enterprise, is defined as the following uses, when conducted within a completely enclosed building, no portion of which has any opening other than fixed windows and exits required by law, within fifty feet of any R district and in which noise is reasonably confined by adequate soundproofing or other device:
- i) Place of entertainment or any establishment to which patrons or members are admitted which serves food and/or beverages for consumption on the premises, and wherein any live entertainment is furnished or occurs on the premises. Live entertainment includes dramatic and musical performances conducted or participated in by any professional or amateur entertainer including but not limited to those defined in Sec. 1060 of the Police Code.
 - ii) Dance hall, or any building or place in which any gathering of persons in or upon any premises, other than a private home or residence or a class in which instruction in dancing is given for hire, where dancing is participated in.
 - iii) Billiard parlor.
 - iv) Amusement game hall, or place for video games, pinball machines, pool tables or other such similar mechanical and electronic amusement devices, as regulated in Sec. 1036 of the Police Code.
 - vi) Commercial public recreation building.

- Sec. 702.50 Adult Entertainment Facility, is defined as an adult bookstore or adult theater (as defined by Section 791 of the Police Code) or an encounter studio (as defined by Section 1072.1 in the Police Code), which is not less than 1,000 ft. from any other adult entertainment facility.
- Sec. 702.51 Tourist Inn, is defined as any building containing no more than five guest rooms or suites of rooms, all of which are tourist guest rooms. Tourist guest rooms are rooms, intended or designed to be used, rented or hired out (whether rent is paid in money, goods, or services) to be occupied or which are occupied for sleeping purposes by guests intending to occupy the room for less than 32 consecutive days. It is further regulated by the Residential Hotel Conversion and Demolition Ordinance, Chapter 41 of the San Francisco Administrative Code.
- Sec. 702.52 Tourist Hotel, is defined as any building containing six or more guest rooms, all of which are tourist guest rooms. Tourist guest rooms are intended or designed to be used, or which are used, rented or hired out (whether rent is paid in money, goods or services) to be occupied or which are occupied for sleeping purposes by transient guests. Transient guests are persons intending to occupy the room for less than 32 consecutive days. It is further regulated by the Residential Hotel Conversion and Demolition Ordinance, Chapter 41 of the San Francisco Administrative Code.
- Sec. 702.53 Motel, is defined as a building or group of buildings, on the same lot, whether detached or in connected rows, containing sleeping or dwelling units independently accessible from the outside, with garage space or parking space located on the lot, and designed for, or occupied by, automobile travelers.
- Sec. 702.54 Mixed Rooming House/Tourist Inn, is defined as any building containing five or less guest rooms; some of which are residential guest rooms and some of which are tourist guest rooms. It is further regulated by the Residential Hotel Conversion and Demolition Ordinance, Chapter 41 of the San Francisco Administrative Code.
- Sec. 702.55 Mixed Residential/Tourist Hotel, is defined as any building containing six or more guest rooms, some of which are residential guest rooms and some of which are tourist guest rooms. It is further regulated by the Residential Hotel Conversion and Demolition Ordinance, Chapter 41 of the San Francisco Administrative Code.
- Sec. 702.56 Animal Clinic or Hospital, is defined as a facility providing animal care and services with overnight accommodations within an enclosed building having no openings other than fixed windows or exits required by law.
- Sec. 702.57 Commercial Kennel or Stable, is defined as a retail establishment where animals are boarded or trained for hire or for sale, located no less than 200 feet from any residential (R) district.

- Sec. 702.58 Automobile Service Station, Gas Only, is defined as a retail automotive service facility for the sale and dispensing of gasoline directly into motor vehicles with no service bay on site.
- Sec. 702.59 Automobile Service Station, Gas with Minor Auto Repair, is defined as a retail automotive service facility where the principal activity required on-site is the sale and dispensing of motor fuels and lubricating oils directly into motor vehicles, and which may include as accessory and incidental uses the following activities, services, adjustments, and repairs if they are conducted entirely within no more than three enclosed service bays and if there are no openings other than fixed windows or exits required by law within fifty feet of an R district:
- (i) Sale and dispensing of greases and brake fluids, including motor vehicle lubrication, and the sale of tires, batteries, and other accessories;
 - (ii) Tuneups, including the repair or replacement of distributors, spark plugs, and carburetors; shock absorber replacement; muffler exchange, with no open flame or torch;
 - (iii) Servicing and repairing of tires, brakes, wheel balancing and alignment, wheel bearing and seals replacement, the installation and servicing of smog devices, and replacement of universal joints;
 - (iv) Clutch adjustments; and
 - (v) Repair or replacement of water pumps, generators, alternators, voltage regulators, starters, fuel pumps, and any such other repairs as may be designated by the Chief of the San Francisco Fire Department under Paragraph 8.09(a)(5)(o) of the Fire Code; and
 - (vi) Auto washing and polishing of an incidental nature, not including the use of any mechanical conveyor, blower, or steam cleaning device.
- Sec. 702.60 Automobile Repair Facility - Mechanical and Auto Body Repair, is defined as a retail automotive service facility within an enclosed building having no openings other than fixed windows or exits required by law within 50 feet of any residential district, in which the following major automobile repairs in addition to those listed in 702.44, may be conducted: engine repair, rebuilding, exchange, or replacement; repair, rebuilding, or installation of power train components; reconditioning of badly worn or damaged motor vehicles; collision service; and full body paint spraying.
- Sec. 702.61 Automobile Wash, is defined as an automobile wash facility which confines sound to the premises by reasonable soundproofing and which provides on the premises a reservoir of vehicle storage and standing area outside the washing facilities, including the use of a mechanical conveyor, blower or steam cleaning device.

- Sec. 702.62 Tire Recapping Facility, is defined as a retail establishment not less than 200 feet from any residential (R) district where tire recapping, retreading and repairing services are provided.
- Sec. 702.63 Vehicle Sale or Rental, is defined as a retail establishment selling or renting new or used motor vehicles, excluding automobile trailers, entirely within an enclosed building.
- Sec. 702.64 Vehicle Sale or Rental Lot, is defined as a retail establishment selling or renting new or used motor vehicles, including automobile trailers, wholly or partially in an open area.
- Sec. 702.65 Community Residential Garage, is defined as a garage confined to the storage of private passenger automobiles of residents of the immediate vicinity, and meeting the requirements of Article 1.5 of this Code.
- Sec. 702.66 Parking Garage or Lot, is defined as a storage garage or lot open to the public for private vehicles (as regulated in Sections 155, 156, 157 and other provisions of Article 1.5 of this Code), or a non-accessory parking garage not open to the public for passenger vehicles (as regulated in Article 1.5 of this Code).
- Sec. 702.67 Commercial Vehicle Storage Facility, is defined as a storage garage or yard for commercial vehicles and light delivery trucks. A storage yard for such vehicles is completely enclosed by a wall or concealing fence not less than 6 feet high.
- Sec. 702.68 Parcel Delivery Service, is defined as a retail service establishment which unloads, sorts, and reloads local retail merchandise for home deliveries, excluding garage and repair facilities.
- Sec. 702.69 Automatic Laundering and Off-Site Dry Cleaning Establishment. Automatic laundering is defined as a coin-operated retail service establishment providing customers with the facilities to wash and/or dry items, and as further defined in the Health Code. An off-site dry cleaning establishment is defined as a retail establishment which accepts items for dry cleaning at some other location.
- Sec. 702.70 On-Site Dry Cleaning Establishment, is defined as a retail service establishment which accepts clothes for dry cleaning, including pressing and other miscellaneous processing of clothes on the premises, where no portion of the building has any ventilating flue, exhaust pipe or other opening except fixed windows and exits required by law within fifty feet of any lot in an R district.

- Sec. 702.71 Trade Shop, is defined as an establishment where an artisan operates a custom trade and deals directly with the consumer, reserving some storefront including windowspace for display and retail service, if conducted within an enclosed building having no openings other than fixed windows or exits required by law within fifty feet of any residential (R) district. It includes an appliance repair, upholstery, sign painting, carpentry, printing, blueprinting and catering shop.
- Sec. 702.78 Other Retail Sales and Personal Services, is defined as an establishment, not otherwise identified in Sections 702.40 to 702.68 of this Code, which provides for the sale of commodities or goods directly to the consumer, reserving some storefront including windowspace for display, or which offers personal care services to a walk-in trade in addition to by appointment.
- Sec. 702.79 Offices, is defined as non-retail uses which involve transactions and provision of financial, medical or business services, or the operation of service organizations.
- Sec. 702.80 Financial Office, is defined as any office or other facility used by a financial institution primarily to provide traditional retail banking services or products to the public, including banks, savings and loans, credit unions, or any other establishments with similar functions. It also includes walk-up financial services which occupy more than fifteen feet of linear frontage, and/or is not recessed from the sidewalk.
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- Sec. 702.81 Walk-Up Financial Service, is defined as any facility which is used by a financial institution primarily to execute transactions with their customers; is independently accessible, but recessed from the sidewalk; and which does not occupy more than fifteen feet of linear frontage.

- Sec. 702.82 Medical Office, is defined to include any medically-related office or offices that include physicians, surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or any other health-care professionals which are licensed by a State-sanctioned Board overseeing the provision of medically-oriented services (e.g. the Medical Quality Assurance Board, Board of Behavioral Science, etc.)

- Sec. 702.88 Other Office, is defined as any non-retail or non-personal commercial establishment, not otherwise identified in Sec. 702 of this Code, where a particular kind of business is transacted, a medical or business service service is supplied, or a service organization operates.
- Sec. 702.89 Miscellaneous Other Uses

- Sec. 702.90 Assembly Area, is defined as a facility or area used for the gathering of persons for social, fraternal or recreational purposes. It includes a private non-commercial club house, lodge, meeting hall, recreation building, or community facility not publicly owned. It also includes an open recreation area or non-commercial horticulture area not publicly owned.
- Sec. 702.91 Greenhouse or Plant Nursery, is defined as an establishment where outdoor plants (trees or shrubs) are grown for sale.
- Sec. 702.92 Truck Gardening, is defined as a farm devoted to the wholesale production of vegetables for the market.
- Sec. 702.93 Ambulance Service, is defined as a service which transports patients to facilities for medical treatment.
- Sec. 702.94 Mortuary Establishment, is defined as an establishment with facilities for the preparation of the dead for burial or cremation, for the viewing of the body, and for funerals.
- Sec. 702.95 Public Structure, is defined as a governmental building which conforms to the Master Plan.
- Sec. 704.96 Utility Installation, is defined as a utility structure or public service facility, excluding service yards.
- Sec. 704.97 Public Transportation Facility or Wireless Transmission Facility. A public transportation facility is defined as a public or privately owned or operated facility used to house the operations of public transportation, which conforms to the Master Plan. A wireless transmission facility is defined as a facility including towers, antennae and related equipment for the transmission, reception or relay of radio, television or other electronic signals.
- Sec. 702.98 Planned Unit Development, is defined as a large comprehensive and integrated project, planned and developed in accordance with Section 304 of this Code.
- Sec. 702.99 Wholesaling and Manufacturing, is defined as a use involving household storage, wholesale operations and manufacturing of goods.
- Sec. 702.100 Household Storage, is defined as a retail service which stores household goods.
- Sec. 702.101 Wholesaling, Light Manufacturing, or Food Processing Establishment, is defined as a use which includes at least one of the following:
- i) Wholesale establishment or wholesale storage warehouse, except for storage of inflammables, when conducted within an enclosed building;

- ii) Contractors storage facility, when conducted within an enclosed building;
- iii) Dairy products distribution plant, where provision is made for off-street parking of all vehicles used, and all operations including loading and unloading are conducted entirely within an enclosed building;
- iv) Lot for sale of new or used merchandise (excluding storage of junk, second-hand or salvaged materials, lumber yard, contractor's storage yard, automobile wrecking operation) and service yard for public utility, if conducted entirely within an area completely enclosed by a wall or concealing fence not less than six feet high;
- v) Light manufacturing uses occupying no more than 1/2 the ground story and involving no machine with more than five horsepower capacity;
- vi) Light food processing for delicatessen, catering or restaurant supply, if conducted entirely within an enclosed building; provided, that no part of a building so occupied shall have any opening, other than fixed windows or exits required by law, within twenty feet of any R district;
- vii) Industrial or chemical research or testing laboratory, not involving any danger of explosions, or experimental laboratory;
- viii) Battery manufacture, if conducted on premises not less than 200 feet from any R district; and
- ix) Live storage, killing or dressing of poultry or rabbits for retail sale on the premises, if conducted on premises at least 200 feet from any R district.

Sec. 702.109 Housing, is defined as dwelling places for permanent residents, rather than visitors.

Sec. 702.110 Dwelling Unit, is defined as a room or suite of two or more rooms which is designed for, or is occupied by, one family with facilities for living, sleeping, bathing, cooking and eating and having only one kitchen.

Sec. 702.111 Rooming House, is defined as any building containing five or less guest rooms, all of which are residential guest rooms. It is further regulated by the Residential Hotel Conversion and Demolition Ordinance, Chapter 41 of the San Francisco Administrative Code.

Sec. 702.112 Residential Hotel, is defined as any building containing six or more guest rooms, all of which are residential guest rooms. Residential guest rooms are rooms, all of which are intended or designed to be used or which are used, rented or hired out (whether rent is paid in money, goods or services) to be occupied or which are occupied for sleeping purposes and dwelling purposes by permanent residents. Permanent residents are persons intending to occupy the room for 32 or more consecutive days. It is further regulated by the Residential Hotel Conversion and Demolition Ordinance, Chapter 41 of the San Francisco Administrative Code.

Sec. 702.113 Other Group Housing, is defined as a use which provides lodging without individual cooking facilities by pre-arrangement for a week or more at a time in a space not defined as a dwelling unit, primarily for the accommodation of a permanent resident. Group housing includes but is not limited to a boarding house, guest house, lodging house, residence club, commune, fraternity and sorority house, monastery, nunnery, convent and ashram. It also includes group housing operated by a medical or educational institution when not located on the same lot as such institution. It does not include a rooming house or residential hotel. The density limitations for other group housing are defined and regulated in Section 208 of this Code.

Sec. 702.119 Institutions, is defined as uses involved with the provision of health, child care, educational and other public or charitable services.

Sec. 702.120 Hospital or Medical Center, is defined as a medical institution which includes facilities for in-patient care and may also include medical offices, clinics, laboratories, and employee or student dormitories on the same premises, operated by and affiliated with the institution.

Sec. 702.121 Clinic-Outpatient Facility, is defined as a medical facility which primarily provides outpatient care in medical, psychiatric, or other healing arts and not a part of a medical institution, which is specified in Section 702.120 of this Code.

Sec. 702.122 Residential Care Facility [6 or fewer persons], is defined as a medical facility which provides lodging, board, and care for a period of 24 hours or more to 6 or fewer persons in need of specialized aid by personnel licensed by the State of California and which provide no outpatient services. Such facility is located in a structure which remains residential in character and which gives no outward indication of the nature of the occupancy except for a sign as permitted by Article 6 of this Code.

Sec. 702.123 Residential Care Facility [7 or more persons], is defined as a facility which meets the definition in Section 702.122 except that it provides lodging, board and care to seven or more persons.

- Sec. 702.124 Child-Care Facility [12 or fewer children], is defined as a facility which provides less than 24-hour care for 12 or fewer children by licensed personnel and which meets the open space requirements of the State of California and other authorities.
- Sec. 702.125 Child-Care Facility [13 or more children], is defined as a facility which provides less than 24-hour care for 13 or more children by licensed personnel and which meets the open space requirements of the State of California and other authorities.
- Sec. 702.126 Elementary, Secondary or Post-Secondary School, is defined as either a public or private educational institution which does not have industrial arts as its primary course of study. It may include, on the same premises, employee or student dormitories and other housing operated by and affiliated with the institution.
- Sec. 702.127 Industrial Arts School, is defined as a secondary or post-secondary educational institution which has industrial arts as its primary course of study.
- Sec. 702.128 Church or Philanthropic Facility. A church is defined as an organization which conducts collective religious worship or ritual or observance of common religious beliefs on the premises. It has a tax exempt status as a religious institution granted by the United States Government. It may include on the same lot, the housing of persons who engage in supportive activity for the institution. A philanthropic facility is defined as an organization distributing or supported by philanthropic funds.

Sec. 703.0 Permitted Uses in Neighborhood Commercial Districts

Sec. 703.1 Uses Permitted By This Article

(a) The use provisions of this Code shall be as set forth in this Article 7 for the neighborhood commercial districts of the city, as established by Section 701 of this Code, and shown on the Zoning Map referred to in Section 105 of this Code, subject to the provisions of Section 105. Except as specifically provided herein to the contrary, the provisions of this Article 7 shall apply to all uses, properties and developments, both public and private, including those of the City and County of San Francisco, in neighborhood commercial districts. The uses permitted by this Article shall consist of the following:

1. Principal uses, permitted as of right in each established district where listed for that district or class of districts in this Article 7 as regulated herein and elsewhere in this Code.
2. Conditional uses, permitted in each established district when authorized by the City Planning Commission under Section 303 and 704 of this Code, where listed for that district or class of districts in this Article 7 and as regulated herein and elsewhere in this Code.
3. Accessory uses for such permitted principal and conditional uses as defined and regulated in Sections 204 and 204.5 of this Code. Any use not qualified under such sections as an accessory use shall be classified as a principal or conditional use. No use shall be permitted as an accessory use to a lawful principal or conditional use in any neighborhood commercial district which involves or requires any of the following:
 - (i) The production of goods not intended primarily for retail sale on the premises.
 - (ii) Outdoor activity areas.
 - (iii) The use of more than 25% of total floor area by that use which is accessory, except in the case of accessory off-street parking and loading.
 - (iv) The on-site sale of alcoholic beverages or the preparation, service and sale of food for consumption on or immediately off the premises.
 - (v) The use of any single machine of more than 1.5 horsepower or an aggregate of more than 3.0 horsepower.

(v) The use of a dwelling unit, permitted only as a dwelling unit, for the conduct of a business office open to the public.

(vi) The use of a dwelling unit, permitted only as a dwelling unit, for the maintenance of a stock in trade, use of show windows or window displays or advertising to attract customers or clients.

(b) Such uses not specifically listed in this Article 7 are not permitted unless determined by the Zoning Administrator to be permitted uses in accordance with Section 307(a) of this Code.

(c) No use shall be permitted in any neighborhood commercial district which by reason of its nature or manner of operation creates conditions that are hazardous, noxious or offensive through the emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive noise.

(d) All permitted uses, and all storage, servicing, fabricating, processing or repair uses accessory thereto, shall be conducted within enclosed buildings with the exceptions of those uses which by virtue of their definition of operation require outdoor activity.

(e) Any expansion of an existing conditional use in any neighborhood commercial district shall be subject to conditional use review, pursuant to Sections 704.2 and 704.3 of this Code.

Sec. 703.2 Compliance of Uses

(a) Nonconforming Uses and Noncomplying Structures in Neighborhood Commercial Districts

Notwithstanding any other provisions of this Code, nonconforming uses and nonconforming structures may be continued, except as otherwise regulated in Sections 180 through 189 and subject to the limitations of Article 1.7.

A nonconforming use is a use which existed lawfully at the effective date of this Code, and which fails to conform to one or more of the use limitations under Articles 6 and 7 of this Code, that then became applicable for the district in which the property is located.

A noncomplying structure is a structure which existed lawfully at the effective date of this Code, and which fails to comply with one or more of the regulations for structures, including requirements for off-street parking and loading, under Articles 1.2, 1.5, 2.5, 6 and 7 of this Code, that then became applicable to the property on which the structure is located.

(b) Nonconforming Uses in Residential Districts Adjacent to Neighborhood Commercial Districts

Nonconforming uses shall be regulated as to permitted maximum building envelope, general characteristics, type, and location of uses according to the controls for new uses in the nearest neighborhood commercial district. If two districts are equally near, the more restrictive controls shall apply. Changes in use also must conform to Section 186 of this Code.

(c) Automatic Conditional Uses

Where a use or feature identified as a conditional use in the district in which it is located lawfully exists at the effective date of this Code, such use or feature shall be recognized as a permitted conditional use in the form in which it exists on such date, without further authorization except as further provided in Article 7.

Sec. 704.0 Zoning Procedures in Neighborhood Commercial Districts

Provisions of Article 3 apply to all neighborhood commercial districts established in Section 703, except as set forth below in Sections 704.1, Amendments to the Code, 704.2, Conditional Uses, and 704.3, Criteria for Approval of Conditional Uses, and 704.4, Applications and Hearings.

Sec. 704.1 Amendment to the Neighborhood Commercial District Code

In addition to the requirements set forth in Section 302 for Amendments to the Code, the following new amendment procedure, a combination of zoning map and text amendment, shall apply in order to establish new neighborhood commercial districts:

(a) Initiation of a New Neighborhood Commercial District

A combined zoning map and zoning text amendment necessary to establish a new neighborhood commercial district with separate and distinct boundaries and controls, may be initiated only by the Board of Supervisors or by a resolution of intention by the City Planning Commission, following the same procedures set forth in the Code for amendments to the text of the Code, Section 302.

Sec. 704.2 Conditional Uses in Neighborhood Commercial Districts

**** (a) Purpose

The procedure set forth herein is intended to facilitate the orderly processing of applications for conditional uses in neighborhood commercial districts through a streamlined review procedure which allows for efficient and thorough review of applications using criteria and requirements designed to insure fairness to each applicant and adequate and reasonable regulation of commercial development.

(b) Initiation of Application for Conditional Use

An application for a conditional use authorization may be filed by the owner of the property for which the conditional use is sought, or authorized agent for the owner.

** (c) Scheduling of Conditional Use Hearings

The Zoning Administrator shall review and make a determination on conditional uses, as set forth in Section 704.2 and 303(c) of this Code, within 30 days from the date upon which the application is filed and adjudged complete or fifteen days after completion of environmental evaluation whichever is later.

**** (d) Recommendation of the Zoning Administrator on a Conditional Use Application

After review of the application, the Zoning Administrator shall:

- 1) Recommend that the application be either approved, approved with conditions, or disapproved by the City Planning Commission at a public hearing pursuant to Sections 303 and 704; or shall recommend that it be heard by the City Planning Commission without Zoning Administrator recommendation at a public hearing pursuant to Sections 303 and 704; or
- 2) Recommend that the application be either approved, approved with conditions, or disapproved as a consent calendar item, and place the matter on the consent calendar of the City Planning Commission for the Commission's concurrence pursuant to Section 704.2.

(e) Notice of Recommendation by the Zoning Administrator

Notice of the Zoning Administrator's recommendation for approval, approval with conditions, or disapproval of an application for conditional use authorization shall be posted on the subject property, advertised in a newspaper of general circulation, and mailed to property owners within 300 feet of the proposed use as well as groups and individuals requesting such notice, at least 15 days prior to the scheduled date of appearance of the item on the City Planning Commission consent calendar.

(f) Determination by City Planning Commission Consent Calendar

The recommendation by the Zoning Administrator for approval, approval with conditions, or disapproval of an application for conditional use as a consent calendar item will be scheduled on the City Planning Commission agenda within 15 days of the public notice of recommendation.

The application for conditional use will be approved or disapproved by the City Planning Commission as recommended by the Zoning Administrator without public testimony unless there is an appeal or the item is called off consent calendar by a City Planning Commissioner. An item which is appealed or called off consent calendar by a Commissioner shall be rescheduled for a full City Planning Commission hearing.

(g) Appeal of the Recommendation by the Zoning Administrator to the City Planning Commission

The notice of recommendation by the Zoning Administrator may be appealed to the City Planning Commission within 15 days of the date of publication of the recommendation or at the consent calendar hearing by either of the following:

1. The applicant; or
2. Ten or more property owners or tenants of the residential or commercial property within 300 feet of the exterior boundaries of the subject property.

(n) Review and Determination by the City Planning Commission

The City Planning Commission shall review at a public hearing the following applications for conditional use authorization in neighborhood commercial districts at a public hearing following procedures set forth in Section 303 and 704.3 of the Code for Conditional Use.

1. In those cases in which the Zoning Administrator determines that the public interest would best be served by a City Planning Commission review of the proposed use; or

2. In those cases in which there is an appeal of the recommendation by the Zoning Administrator to the City Planning Commission; or
3. In those cases in which there is a request by a City Planning Commissioner to review the item.

Following such a hearing, the City Planning Commission may approve or disapprove such application for conditional use authorization, or may approve with conditions consistent with Sections 303(c) and (d) and Section 704.3.

Sec. 704.3 Standards for Determination of Conditional Use Applications

- (a) Neighborhood commercial conditional use applications may be approved or approved with conditions, if and only if the facts presented establish that the proposed use meets the citywide conditional use standards for determination of all conditional uses set out in Section 303(c) of this Code and restated below:
1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
 2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity with respect to aspects including but not limited to the following:
 - (A) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (B) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (C) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (D) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
 3. That such use or feature as proposed will comply with the applicable provisions of the Code and will not adversely affect the Master Plan; and

- (b) In determining whether the proposed use meets the standards set forth in Section 703.3, 303(c), and 704.3, the City Planning Commission shall make specific findings, and recite the facts, supporting the findings, that approval of the conditional use would carry out the purposes of the district as stated in Section 705 of this Code and would be in substantial conformity with the applicable guidelines.

1. Guidelines for All New or Expanding Conditional Uses in Neighborhood Commercial Districts

- (A) The proposed use should not disrupt pedestrian movement or the continuity of retail uses along the street;
- (B) The proposed use should not disrupt the balance and variety of retail and personal services by adding to a concentration of uses in any given block within a neighborhood shopping district;
- (C) The proposed use should not disrupt the residential tranquility of a primarily daytime oriented neighborhood commercial district by creating late night activity, incoming visitors, traffic, noise, and congestion. The proposed use should confine its hours of operation to reasonable business hours, primarily between the hours of 9:00 AM and 10:00 PM;
- (D) The proposed use should take all precautions to properly soundproof and regulate noise associated with that use;
- (E) The proposed use should not reduce the total number of available storefronts within a neighborhood commercial district.

2. Guidelines for Square Footage per Establishment

- (A) The proposed new use should provide a necessary retail or personal service to the surrounding community, not attracting the major part of its clientele from beyond the neighborhood district in which it is located;
- (B) The proposed layout and design should be in scale and character with the existing neighborhood commercial district, particularly with respect to directly abutting uses and those in the immediate block.

3. Guidelines for Drive-Up Uses

- (A) The proposed use should not create additional auto traffic through areas of heavy pedestrian concentration;
- (B) The proposed use should not conflict with existing or future patterns of public transportation and access and should avoid use of transit preferential streets;

- (C) The proposed use and operating policy of the facility should be such that vehicles can be admitted rapidly, to avoid the use of the street as a waiting area for entrance into the facility and to avoid the situation of automobiles idling for a long period of time.

4. Guidelines for Outdoor Activity

- (A) The proposed use should not impinge on adjacent residential dwellings and should use architectural structures, walls, fences, other landforms or landscaping to assure that noise, odor, light or visual distraction is retained as much as possible within the use.

- (B) Trash receptacles should be provided in outdoor seating areas for customer convenience.

- (C) The area in and around the facility should be kept free of litter.

5. Guidelines for Accessory Parking and Loading

- (A) Any parking area should be placed to the rear, under or on top of a building to avoid any interruption of the pedestrian-oriented streetscape. In addition, the location of parking should not have any adverse impact on adjacent residential properties.

- (B) Access to parking lots should not occur on Transit Preferential Street or streets predominantly of residential use.

- (C) Curb cuts for access should be kept to a minimum.

- (D) Open parking lots should be screened from residential uses.

- (E) If appropriate, parking lots or garages should be made available for public use during hours when the principal use is closed.

6. Guidelines for Upper Story Commercial Use

- (A) The proposed use should not displace existing residential units unless the use provides a necessary and desirable neighborhood service which if located on the ground floor would disrupt the continuity of retail uses along the street and which could not locate elsewhere in the district without displacing a housing unit;

- (B) The proposed use should retain any existing kitchen facilities and floor plan to facilitate reconversion to residential use;
- (C) If the proposed use involves new construction the project should include dwelling units on another story.

7. Guidelines for On-Site Beer and Wine or Liquor Sale

- (A) The proposed new or expanding use should not add to a concentration of on-site beer and wine or liquor sales in any given block within the neighborhood commercial district and as a general rule should not be located within 300 feet of another such use.

8. Guidelines for Bars

- (A) The proposed bar should not add to a concentration of bars in any given block within a neighborhood commercial district and as a general rule should not be located within 300 feet of another bar.
- (B) The proposed use should not involve a dance hall or place of entertainment.

9. Guidelines for Full-Service Restaurants

- (A) The proposed full-service restaurant should not add to a concentration of restaurants in any given block within a neighborhood commercial district and as a general rule should not be located within 100 feet of another full-service or self-service restaurant;
- (C) The proposed use should not involve a dance hall or place of entertainment.

10. Guidelines for Self-Service Restaurants

- (A) The proposed restaurant should not add to a concentration of restaurants in any given block within a neighborhood commercial district and as a general rule should not be located within 100 feet of another self-service or full-service restaurant;
- (B) The proposed use should not involve a dance hall or place of entertainment.
- (C) Any self-service counter or window should have ample recessed queuing space off the sidewalk.

- (D) The use of trademarks, characteristic graphics or standard facade designs should be adapted to the architectural character of the area.

11. Guidelines for Take-Out Food Establishments

- (A) The proposed take-out food establishment should not add to a concentration such uses in any given block within a neighborhood commercial district and as a general rule should not be located within 300 feet of another take-out food establishment.

- (B) Any take-out counter or window should have ample recessed queuing space off the sidewalk.

- (C) The use of trademarks, characteristic graphics or standard facade designs should be adapted to the architectural character of the area.

12. Guidelines for Liquor Stores

- (A) The proposed use should not add to a concentration of such uses in any given block and as a general rule should not be located within 300 feet of another liquor store.

13. Guidelines for Places of Entertainment

- (A) The proposed use should not add to a concentration of such uses in any given block and as a general rule should not be located within 300 feet of another place of entertainment.
- (B) Electronic sound amplification is discouraged; no sound should be audible outside the premises after reasonable business hours.

14. Guidelines for Cabarets

- (A) The proposed use should not engage in the retail sale of alcohol for consumption on premises;
- (B) The proposed use should not involve a dance hall or place of entertainment.

15. Guidelines for Financial Offices

- (A) The proposed use should not add to a concentration of such uses in any given block of the neighborhood commercial district unless it provides a necessary and appropriate financial service to the commercial and residential community;
- (B) Financial offices having more than 5,000 square feet of gross floor area or occupying frontage more than 50 feet should be carefully evaluated for compatibility with existing neighborhood scale.
- (C) The proposed financial office or facility should use existing buildings when possible. If new construction is necessary, other commercial uses should be included within the new building.
- (D) Where the proposed financial office or large walk-up financial service facility occupies more than 30 feet of linear frontage, no more than 50% or 25 feet of that frontage (whichever is less) at the ground level should be devoted to walk-up facilities or windowless walls. It should not be designed to preclude use of the balance of frontage for other commercial uses.
- (E) The proposed use should be designed to minimize interference with pedestrian and vehicular traffic and, in the case of walk-up facilities, should provide adequate space for pedestrian queuing.

Sec. 705.0 Neighborhood Commercial District Descriptions

The following statements of description and purpose outline the main functions of the neighborhood commercial districts in the zoning plan of San Francisco, supplementing the statements of purpose contained in Section 701 of this Code.

The specific controls applicable to each neighborhood commercial district are set forth in Sections 707 - 714. In addition each district is subject to the general controls contained in Section 703 and in the other Code sections referred to in section 705 of this Article. The boundaries of the various neighborhood commercial districts are shown on the zoning map referred to in Section 105 of this Code subject to the provisions of Section 105.

Sec. 705.7 C-1 Districts: Neighborhood Shopping. These districts are intended for the supplying of retail goods and personal services at convenient locations to meet the frequent and recurring needs of nearby residents. These districts are usually surrounded by residential areas of relatively low density of development, often in outlying areas of the city, and the size and use of commercial buildings in these districts are intended to be consistent with those residential densities. Close concentration of complementary commercial uses are encouraged, with minimum interruption by open uses and non-retail enterprises.

Sec. 705.8 C-2 Districts: Community Business. These districts serve several functions. On a larger scale than the C-1 districts, they provide convenience goods and services to residential areas of the city, both in outlying sections and in closer-in, more densely built communities. In addition, some C-2 districts provide comparison shopping goods and services on a general or specialized basis to a city-wide or regional market area, complementing the main area for such types of trade in downtown San Francisco. The extent of these districts varies from smaller clusters of stores to larger concentrated areas, including both shopping centers and strip developments along major thoroughfares, and in each case the character and intensity of the commercial development are intended to be consistent with the character of uses in the adjacent areas. As in C-1 districts, the emphasis is upon compatible retail uses, but a wider variety of goods and services is included to suit the longer term needs of customers and a greater latitude is given for the provision of automobile-oriented uses.

- Sec. 705.9 C-M Districts: Heavy Commercial. These districts provide a limited supply of land for certain heavy commercial uses not permitted in other commercial districts. There is an emphasis upon wholesaling and business services, and some light manufacturing and processing are also permitted though limited in most cases to less than an entire building. In recognition of the potentially adverse effects of these heavy uses and the proximity of these districts to residential and other commercial areas, standards are imposed as to enclosure within buildings and screening of outdoor uses.
- Sec. 705.10 RC-1 Districts: Residential-Commercial Combined, Low Density. These districts provide for a mixture of low-density dwellings similar to those in RM-1 districts with certain commercial uses of a very limited nature. The commercial uses are those permitted in C-1 districts, located in or below the ground story only and designed primarily for walk-in trade to meet the frequent and recurring needs of nearby residents. Open spaces are required for dwellings in the same manner as in RM-1 districts, except that rear yards are somewhat smaller and front set-back areas are not required.
- Sec. 705.11 RC-2 Districts: Residential-Commercial Combined, Moderate Density. These districts provide for a mixture of moderate density dwellings similar to those in RM-2 districts with supporting commercial uses. The commercial uses are those permitted in C-2 districts, located in or below the ground story in most instances, and excluding automobile oriented establishments. Open spaces are required for dwellings in the same manner as RM-2 districts, except that rear yards are somewhat smaller and need not be at ground level, and front set-back areas are not required.
- Sec. 705.12 RC-3 Districts: Residential-Commercial Combined, Medium Density. These districts provide for a mixture of medium-density dwellings similar to those in RM-3 districts with supporting commercial uses. The commercial uses are those permitted in C-2 districts, located in or below the ground story in most instances, and excluding automobile oriented establishments. Open spaces are required for dwellings in the same manner as in RM-3 districts, except that rear yards need not be at ground level and front set-backs are not required.
- Sec. 705.13 RC-4 Districts: Residential-Commercial Combined, High Density. These districts provide for a mixture of medium-density dwellings similar to those in RM-4 districts with supporting commercial uses. The commercial uses are those permitted in C-2 districts, located in or below the ground story in most instances, and excluding automobile oriented establishments. Open spaces are required for dwellings in the same manner as in RM-4 districts, except that rear yards need not be at ground level and front set-backs are not required.

Sec. 705.14 Union Street Neighborhood Commercial District. This district provides for a mixture of comparison shopping goods and services both on a general and specialized basis to a local, citywide, and regional market area with primary emphasis providing retail sales and personal services at the street level.

Special controls for this district relate to the specific character of Union Street and deal with certain land use problems and conflicts that exist there. The controls are designed to:

1. Preserve the existing small-scale development along Union Street to assure new development is compatible with the present neighborhood commercial character and surrounding residential density of that area.
2. Prevent the addition of traffic and congestion on an already overburdened linear commercial strip by prohibiting drive-up uses.
3. Regulate the location, distribution, and proliferation of certain sensitive commercial uses as conditional (bars, restaurants, liquor stores, amusement enterprises, cabarets, hotels, and financial offices) in order to maintain the variety and mix of retail sales and personal services along the commercial strip, and to control the problems of traffic, congestion, noise, and late night activity associated with such uses.

Sec. 706.0 Neighborhood Commercial District Controls

- (a) Uses are permitted in neighborhood commercial use districts as indicated by the following symbols:

P: Permitted as a principal use in this district.

C: Subject to approval by the City Planning Commission as a conditional use in this district as provided in Section 303 and Section 704.3 of this Code and in the applicable subsections of Section 703.

NP: Not permitted.

- (b) The numerical symbols, 1-, 2, and 3+ designate the permitted vertical mix in each of the neighborhood commercial classifications as follows:

All Stories

1- Ground story and below

2 Second story

3+ Third story and above.

- (c) The first column which appears in the table titled "Zoning Category " lists the zoning control categories. Definitions for each of these categories appear in Section 702. The second column on the following table, titled "Sub-section Number", lists the sub-section number of Section 702 in which the definition of the corresponding control may be found. These two columns shall be deemed to be a part of each separate neighborhood commercial district section.
- (d) The controls applicable to the various neighborhood commercial districts are indicated in the respective columns for each district in the following table. Each district column represents a separate section of this Code.
- (e) The following zoning controls and only the following controls, constitute quantitative standards as that term is used in Section 305 of this Code: Rear Yards; Open Space; Residential Off Street Parking; Commercial Off-Street Parking; Institutional Off-Street Parking; and Off-Street Freight Loading. Variances from the application of quantitative standards may be granted pursuant to the provisions of Section 305.

NEIGHBORHOOD COMMERCIAL DISTRICT CONTROLS

Zoning Category	Sub-§ No.	§ 707 C-1	§ 708 C-2	§ 709 C-M	§ 710 RC-1	§ 711 RC-2	§ 712 RC-3	§ 713 RC-4	§ 714 Union Street
BUILDING ENVELOPE									
Rear Yards (See §§ 130 & 134 for additional provisions)	.2	Rear 25% of lot depth, but not less than 15', at residential levels only	Rear 25% of lot depth, but not less than 15', at residential levels only	Rear 25% of lot depth, but not less than 15', at residential levels only	Rear 25% of lot depth, but not less than 15', at grade level and above	Rear 25% of lot depth, but not less than 15', at residential levels only	Rear 25% of lot depth, but not less than 15', at residential levels only	Rear 25% of lot depth, but not less than 15', at residential levels only	Rear 25% of lot depth, but not less than 15', at residential levels only
Minimum Usable Open Space (See § 135 for additional provisions)	.3	Same as R district establishing dwelling unit density (See .10)	Same as R district establishing dwelling unit density (See .10)	36 sq. ft. per unit	100 sq. ft. per unit	80 sq. ft. per unit	60 sq. ft. per unit	36 sq. ft. per unit	Same as R district establishing dwelling unit density (See .10)
Residential Off-Street Parking	.4	1 space per unit	1 space per unit	1 space per unit	1 space per unit	1 space per unit	1 space per unit	1 space per unit	1 space per unit
All Other Off-Street Parking	.5	See § 151, Table 4	See § 151, Table 4	See § 151, Table 4	See § 151, Table 4	See § 151, Table 4	See § 151, Table 4	See § 151, Table 4	See § 151, Table 4
Off-Street Freight Loading	.6	See § 152, Table 5	See § 152, Table 5	See § 152, Table 5	See § 152, Table 5	See § 152, Table 5	See § 152, Table 5	See § 152, Table 5	See § 152, Table 5
Height	.7	See Height Map	See Height Map	See Height Map	See Height Map	See Height Map	See Height Map	See Height Map	See Height Map
Basic Floor Area Ratio Limits (See § 125 for premiums)	.8	3.6 to 1 residential units included	3.6 to 1 residential units included	9.0 to 1 residential units included	1.8 to 1 residential units not included	1.8 to 1 residential units not included	3.6 to 1 residential units not included	4.8 to 1 residential units not included	3.6 to 1 residential units included
Square Footage per Establishment	.9	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	P to 2500 sq. ft.; C above
Dwelling Unit Density (See §§ 207.1, 209.1, & 215 (a) for calculation rules)	.10	Nearest R district, but not less than 1 unit per 800 sq. ft. lot area	Nearest R district, but not less than 1 unit per 800 sq. ft. lot area	1 unit per 200 sq. ft. lot area	1 unit per 800 sq. ft. lot area	1 unit per 600 sq. ft. lot area	1 unit per 400 sq. ft. lot area	1 unit per 200 sq. ft. lot area	Nearest R district, but not less than 1 unit per 800 sq. ft. lot area
Other Group Housing (See § 208 for additional provisions)	.11	Nearest R district	Nearest R district	Nearest R district	1 bedroom per 275 sq. ft. lot area	1 bedroom per 210 sq. ft. lot area	1 bedroom per 140 sq. ft. lot area	1 bedroom per 70 sq. ft. lot area	Nearest R district.

Zoning Category	Sub-§ No.	§ 70/ C-1		§ 708 C-2		§ 709 C-M		§ 710 RC-1			§ 711 RC-2			§ 712 PC-3			§ 713 RC-4			§ 714 Union Street	
		NP	P	Not Required	P	Not Required	P	Not Required	NP	P	P	NP	P	NP	NP	P	NP	P	NP	P	NP
		Stories		Stories		Stories		Stories			Stories			Stories			Stories			Stories	
		All	All	All	All	All	All	1-	2	3+	1-	2	3+	1-	2	3+	1+	2	3+	All	All
Drive-Up Facility	.12	NP	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required
Outdoor Activity	.13	P	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required
Accessory Parking and Loading (See § 204.5 for additional provisions)	.14	P	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required
GENERAL CHARACTERISTICS																					
Street Trees	.20	Not Required	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required
General Advertising Sign	.21	NP	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required
Projecting Business Sign	.22	P	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required
Awning	.23	P	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required
RETAIL SALES AND PERSONAL SERVICES																					
On-Site Beer and Wine Sale	.40	P	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required
On-Site Liquor Sale	.41	P	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required
Bar	.42	P	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required
Full-Service Restaurant	.43	P	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required
Self-Service Restaurant	.44	P	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required
Take-Out Food Establishment	.45	P	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required
Liquor Store	.46	P	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required
Cabaret	.47	P	P	Not Required	P	Not Required	P	NP	NP	NP	Required	NP	NP	NP	Required	NP	NP	NP	NP	NP	Not Required

Zoning Category	Sub- § No.	§ 707 C-1		§ 708 C-2		§ 709 C-M		§ 710 RC-1			§ 711 RC-2			§ 712 RC-3			§ 713 RC-4			§ 714 Union Street					
		Stories	All	Stories	All	Stories	All	Stories	All	1-	2	3+	Stories	All	1-	2	3+	Stories	All	1+	2	3+	Stories	All	
Liquor Store	.46	P		P		P		P	C	C	C	P	C	C	P	C	C			P	C	C		C	
Cabaret	.47	P		P		P		P	C	C	C	P	C	C	P	C	C			P	C	C		C	
Movie Theater	.48	NP		P		P		NP				P	C	C	P	C	C			P	C	C		P	
Amusement Enterprise	.49	NP		P		P		NP				P	C	C	P	C	C			P	C	C		C	
Adult Entertainment Facility	.50	P		P		P		P	C	C	C	P	C	C	P	C	C			P	C	C		P	
Tourist Inn (See Chapter 41 of Administrative Code for additional provisions)	.51	P		P		P		P	C	C	C	P	C	C	P	C	C			P	C	C		C	
Tourist Hotel (See Chapter 41 of Administrative Code for additional provisions)	.52	P		P		P		C				C											C		
Motel	.53	C		C		C		NP				NP											NP		C
Mixed Rooming House/ Tourist Inn (See Chapter 41 of Administrative Code for additional provisions)	.54	P		P		P		P	C	C	C	P	C	C	P	C	C						P	C	C
Mixed Residential/ Tourist Hotel (See Chapter 41 of Administrative Code for additional provisions)	.55	P		P		P		C				C											C		C
Animal Clinic or Hospital	.56	NP		C		P		NP				NP											NP		C
Commercial Kennel or Stable	.57	NP		NP		P		NP				NP											NP		NP
Automotive Service Station [Gas Only]	.58	P		P		P		NP				NP											NP		P
Automotive Service Station [Gas with Minor Repair]	.59	P		P		P		NP				NP											NP		P

Zoning Category	Sub- § No.	§ 707 C-1 Stories		§ 708 C-2 Stories		§ 709 C-M Stories		§ 710 RC-1 Stories		§ 711 RC-2 Stories		§ 712 RC-3 Stories		§ 713 RC-4 Stories		§ 714 Union Street Stories		
		All	1-2	All	1-2	All	1-2	All	1-2	All	1-2	All	1-2	All	1-2	All	1-2	All
Automotive Repair Facility [Mechanical or Body Repair]	.60	NP		NP		C		NP		NP		NP		NP		NP		NP
Automobile Wash	.61	NP		C		C		NP		NP		NP		NP		C		C
Tire Recapping Facility	.62	NP		NP		P		NP		NP		NP		NP		NP		NP
Vehicle Sale or Rental	.63	NP		P		P		NP		NP		NP		NP		P		P
Vehicle Sale or Rental Lot	.64	NP		P		P		NP		NP		NP		NP		C		C
Community Residential Garage	.65	P		P		P		C		C		C		C		C		C
Parking Garage or Lot	.66	C		P		P		C		C		C		C		C		C
Commercial Vehicle Storage Facility	.67	NP		NP		P		NP		NP		NP		NP		NP		NP
Parcel Delivery Service	.68	NP		C		P		NP		NP		NP		NP		C		C
Automatic Laundering, Off-Site Dry Cleaning Establishment	.69	P		P		P		P	C	C		P	C	C	P	C	C	C
On-Site Dry Cleaning Establishment	.70	C		P		P		C	NP	NP		P	C	C	P	C	C	C
Trade Shop	.71	NP		P		P		NP		NP		P	C	C	P	C	C	C
Other Retail Sales or Personal Services Establishment	.78	P		P		P		P	C	C		P	C	C	P	C	C	C
OFFICES																		
Financial Office	.80	P		P		P		P	C	C		P	C	C	P	C	C	C
Walk-Up Financial Service	.81	P		P		P		P	C	C		P	C	C	P	C	C	C
Medical Office	.82	P		P		P		P	C	C		P	C	C	P	C	C	C
Other Office	.88	P		P		P		P	C	C		P	C	C	P	C	C	C

P to 6:
C above

Zoning Category	Sub- § No.	§ 707 C-1 Stories		§ 708 C-2 Stories		§ 709 C-M Stories		§ 710 RC-1 Stories			§ 711 RC-2 Stories			§ 712 RC-3 Stories			§ 713 RC-4 Stories			§ 714 Union Street Stories	
		All		All		All		All	1-	2	3+	All	1-	2	3+	All	1+	2	3+	All	
MISCELLANEOUS OTHER USES																					
Assembly Area	.90	P		P		P		P	C	C		P	C	C		P	C	C			P
Greenhouse, Plant Nursery	.91	P		P		P		P	C	C		P	C	C		P	C	C			P
Truck Gardening	.92	P		P		P		P	C	C		P	C	C		P	C	C			P
Ambulance Service	.93	NP		C		P		NP				NP									C
Mortuary Establishment	.94	NP		C		P		NP				NP									C
Public Structure	.95	P		P		P		P				P									P
Utility Installation	.96	P		P		P		P				P									P
Public Transportation, Wireless Transmission Facility	.97	C		C		C		NP				NP									C
Planned Unit Development	.98	C		C		C		C				C									C
WHOLESALE AND MANUFACTURING																					
Household Storage	.100	NP		C		P		NP				NP									C
Wholesaling, Light Manufacturing, Food Processing Establishment	.101	NP		NP		P		NP				NP									NP
HOUSING																					
Dwelling Unit	.110	P		P		C		P				P									P
Rooming House (See Chapter 41 of Administrative Code for additional provisions)	.111	P		P		C		P				P									P
Residential Hotel (See Chapter 41 of Administrative Code for additional provisions)	.112	P		P		C		P				P									P
Other Group Housing	.113	P		P		C		P				P									P

Zoning Category	Sub- § No.	§ 707 C-1 Stories		§ 708 C-2 Stories		§ 709 C-M Stories		§ 710 RC-1 Stories			§ 711 RC-2 Stories			§ 712 RC-3 Stories			§ 713 RC-4 Stories			§ 714 Union Street Stories				
		All	1-2	All	1-2	3+	All	1-2	3+	All	1-2	3+	All	1-2	3+	All	1-2	3+	All	1-2	3+			
INSTITUTIONS																								
Hospital, Medical Center	.120	C		C					C													C		
Clinic, Outpatient Facility	.121	P		P					C													P		
Residential Care Facility [6 or fewer persons]	.122	P		P					P													P		
Residential Care Facility [7 or more persons]	.123	P		P					C													P		
Child-Care Facility [12 or fewer children]	.124	P		P					P													P		
Child-Care Facility [13 or more children]	.125	P		P					P	C	C											P	C	C
Elementary, Secondary, or Post-Secondary School	.126	P		P					P	C	C											P	C	C
Industrial Arts School	.127	NP		P					NP													NP		
Church/Philanthropic	.128	P		P					P	C	C											P	C	C

Sec. 790.0 Other Applicable Sections of the City Planning Code

Reference should be made to other sections which also apply to neighborhood commercial districts. These sections and their titles are listed below.

Article 1 - General Zoning Provisions

- Sec. 101 Purposes
- Sec. 102 Definitions
- Sec. 104 Zoning Map
- Sec. 106 Zoning Map Incorporated Herein
- Sec. 109 Severability

Article 1.2 - Dimensions, Areas, Open Spaces

- Sec. 121 Minimum Lot Width
- Sec. 122 Height and Bulk
- Sec. 123 Maximum Floor Area Ratio
- Sec. 124 Floor Area Premiums
- Sec. 125 Basic Floor Area Ratio
- Sec. 130 Yard and Setback Requirements
- Sec. 131 Legislated Setback Line
- Sec. 136 Obstructions over Streets and Alleys
- Sec. 140 All Dwelling Units to Face An Open Area
- Sec. 141 Screening of Rooftop Features

Article 1.5 - Off Street Parking & Loading Spaces

- Sec. 150 Off-Street Parking and Loading Required
- Sec. 153 Rules for Calculation of Required Spaces
- Sec. 154 Minimum Dimensions for Required Off-Street Parking & Loading Spaces
- Sec. 155 General Standards as to Location & Arrangement of Off-Street Parking and Loading Spaces
- Sec. 156 Parking Lots
- Sec. 157 Conditional Use applications for Parking Exceeding Accessory Amounts
- Sec. 159 Required Off-Street Parking Not On Same Lot as Structure or Use
- Sec. 160 Collective Provision and Joint Use of Required Off-Street Parking
- Sec. 161 Exemptions from Off-Street Parking and Loading Requirements

Article 1.7 - Compliance

- Sec. 170 Applicability of Requirements
- Sec. 171 Compliance of Uses Required
- Sec. 172 Compliance of Structures, Open Spaces, and Off-Street Parking and Loading
- Sec. 173 Compliance of Lots Required
- Sec. 174 Compliance of Conditions
- Sec. 175 Approval of Permits
- Sec. 176 Enforcement against Violations
- Sec. 180 Nonconforming Uses, Noncomplying Structures, and Substandard Lots
- Sec. 181 Nonconforming Uses: Enlargements, Alterations, or Reconstruction

- Sec. 182 Nonconforming Uses: Changes of Use
- Sec. 183 Nonconforming Uses: Discontinuance and Abandonment
- Sec. 184 Short-Term Continuance of Certain Nonconforming Uses

Article 2 - Use Districts

- Sec. 203 Effect on Certain Public Services
- Sec. 204 Accessory Uses General
- Sec. 204.4 Dwelling Unit Access to Other Uses
- Sec. 204.5 Parking and Loading as Accessory Uses
- Sec. 205 Temporary Uses
- Sec. 208 Density Limitations for Group Housing
- Sec. 236 Garment Shops Special Use District
- Sec. 237 Automotive Special Use District
- Sec. 239 Washington-Broadway Special Use District
- Sec. 242 Special Use Districts
- Sec. 242.2 Sacramento Street Special Use District
- Sec. 242.3 Upper Fillmore Special Use District
- Sec. 242.4 Haight Street Special Use District
- Sec. 242.5 Castro-18th Street Special Use District
- Sec. 242.6 Upper Market Street-West Special Use District
- Sec. 242.7 Upper Market Street-East Special Use District
- Sec. 242.8 24th Street-Noe Valley Special Use District
- Sec. 242.9 24th Street-Mission Special Use District
- Sec. 242.10 Valencia Street Special Use District

Article 2.5 - Height and Bulk Districts

- Sec. 250 Height and Bulk Districts Established
- Sec. 251 Height and Bulk Districts - Purpose
- Sec. 252 Classes of Height and Bulk Districts
- Sec. 260 Height Limits - Method of Measurement
- Sec. 262 Additional Height Limits - Applicable to Signs
- Sec. 270 Bulk Limits - Measurement

Article 3 - Zoning Procedures

- Sec. 301 General Description
- Sec. 302 Amendments
- Sec. 303 Conditional Uses
- Sec. 304.5 Institutional Master Plans
- Sec. 305 Variances
- Sec. 306(e) Special Use District fees
- Sec. 312 Special Use District Zoning Procedures

Article 6 - Signs

- Sec. 602 Definitions
- Sec. 603 Exemption
- Sec. 604 Permits and Conformity
- Sec. 607 Commercial and Industrial Districts
- Sec. 608 Special Sign Districts
- Sec. 609 Amortization period

Article 10 - Preservation of Historical, Architectural and Aesthetic Landmarks, Inclusive

